

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

92 Northgateway Langwarrin VIC 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$645,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Langwarrin

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3 Kate Court Langwarrin VIC 3910	\$670,000	16-Dec-20
2 Colwyn Close Langwarrin VIC 3910	\$695,000	20-Nov-20
45 Melaleuca Crescent Langwarrin VIC 3910	\$712,500	09-Mar-21

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 21 March 2021


**3 Kate Court Langwarrin VIC 3910**

Sold Price

**\$670,000**

 Sold Date **16-Dec-20**
 3   
  2   
  4

 Distance **0.83km**

**2 Colwyn Close Langwarrin VIC 3910**

Sold Price

**\$695,000**

 Sold Date **20-Nov-20**
 3   
  2   
  2

 Distance **0.9km**

**45 Melaleuca Crescent Langwarrin VIC 3910**

Sold Price

<sup>RS</sup> **\$712,500** <sup>UN</sup>

 Sold Date **09-Mar-21**
 3   
  2   
  2

 Distance **1.13km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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